

ZONING INFORMATION

O-C Zone Setback	Story	Allowed/Required	Proposed
Front - E Yanonali St.	Ground	None	9'-8"
	2nd	None	6'-0"
	3rd	None	0'-0"
Front - Helena Ave.	Ground	None	1'-0"
	2nd	None	1'-0"
	3rd	None	15'-0"
Interior North	Ground	None	0'-0"
	2nd	None	6'-0"
	3rd	None	6'-0"
Interior East	Ground	None	0'-0"
	2nd	None	0'-0"
	3rd	None	0'-0"
Variable Density Calculation			
Studio-Loft Units (1) Unit per 1,600sf x 6 units		10,063 s.f.	9,600 s.f. 6 units
Commercial Parking			
Commercial / Beverage Retail - Net Occupancy Areas (1,156 SF @ 1/250)		4.6 spaces	5 spaces
Commercial / Bev. Retail Outdoor Seating - Net Occ. Areas (Net 1,935 SF @ 1/250)		7.7 spaces	8 spaces
Residential Parking			
(6) Studio Units	(1.25 x Unit)	8 spaces	8 spaces
Additional Surface Parking		0 spaces	1 spaces
Total Parking		20 spaces	22 spaces*
* Refer to Parking Modification Request			
Parking Analysis			
		21 spaces	22 spaces
Accessible Space (Van)		1 spaces	1 spaces
EVCS (2 required w/ 1 Accessible)		2 spaces	2 spaces
Stacked Parking Spaces		17 spaces	17 spaces
(10 spaces @75% commercial parking + 6 residential parking)			
Residential Loading Parking		1 spaces	1 spaces
Additional Surface Parking		0 spaces	1 spaces
Long-Term Bicycle Parking			
		7 spaces	18 spaces
Commercial (1/1,750 s.f. x75%)		1 spaces	6 spaces
Residential (1/Unit)		6 spaces	12 spaces
Short-Term Bicycle Parking			
		1 spaces	4 spaces
Commercial (1/1,750 s.f. x25%)		1 spaces	4 spaces
Private Open Yard - Method A			
Studio Loft		60 s.f./ea	523 sf/ea.
Open Yard Area (10% required)		1,006 s.f.	3,138 s.f.
Common Open Yard (S.B.M.C. Title 28)			
		15 ft. x 15 ft.	15 ft. x 15 ft.
		Any Level	2nd Story Courtyard

PROJECT STATISTICS

Use	Existing (Gross)	Existing (Net)	Demo (Net)	Proposed (Net)	Proposed (Gross)
Residential	0 s.f.	0 s.f.	0 s.f.	6,962 s.f.	7,561 s.f.
Commercial	0 s.f.	0 s.f.	0 s.f.	2,548 s.f.	2,817 s.f.
		Unit Area (Net)	Quantity	Subtotal (Net)	Subtotal (Gross)
Residential					
Studio Lofts		854 s.f.	6	5,124 s.f.	5,592 s.f.
Total Residential				5124 s.f.	5592 s.f.
Residential Lounge - 3rd Fl.			1	618 s.f.	696 s.f.
Res. Circ. Area - 1st Fl. + 2nd Fl.			1	1,003 s.f.	1,003 s.f.
Res. Trash, Bike Storage, Utility Room - 1st Fl.			1	217 s.f.	270 s.f.
Total Residential Building Area				1,838 s.f.	1,969 s.f.
		Unit Area (Net)	Quantity	Subtotal (Net)	Subtotal (Gross)
Commercial					
Commercial Tenant Space "A" - 1st Fl.			1	605 s.f.	627 s.f.
Commercial Tenant Space "B" - 1st Fl.			1	491 s.f.	508 s.f.
Commercial Tenant Space "B" - 2nd Fl.			1	547 s.f.	585 s.f.
Commercial Lobby / Circ. Area - 1st Fl.			1	626 s.f.	748 s.f.
Commercial Toilet Rooms - 1st + 2nd Fl.			4	240 s.f.	300 s.f.
Commercial Trash Room - 1st Fl.			1	39 s.f.	49 s.f.
Total Commercial Building Area				2,548 s.f.	2,817 s.f.
Commercial - Outdoor					
Commercial Tenant Space "A" - Outdoor - 1st Fl.			1	612 s.f.	612 s.f.
Commercial Tenant Space "B" - Outdoor - 1st Fl.			1	145 s.f.	145 s.f.
Commercial Tenant Space "B" - Outdoor - 2nd Fl.			1	145 s.f.	145 s.f.
Commercial Wine Tasting Area - Outdoor - 2nd Fl.			1	1,033 s.f.	1,033 s.f.
Total Commercial Patio Area				1935 s.f.	1935 s.f.
Parking Garage Area				4,728 s.f.	4,872 s.f.
Total Building Area				9,510 s.f.	10,378 s.f.

VICINITY MAP



PROJECT DIRECTORY

Property Owner: Funk Zone Parking, LLC 365 Ortega Ridge Rd Santa Barbara, CA 93108 P - (805) 448-3419	Architect: DesignARC, Inc. 29 W. Calle Laureles Santa Barbara, CA 93105 Phone: (805) 687-1525 FAX: (805) 687-8715 Contact: Mark Kirkhart Email: mkirkhart@designarc.net
Applicant: P. Funk All-Stars, LLC 800 Miramonte Drive Suite 300 Santa Barbara CA 93109	Contact: Melisa Cinarli Turner Email: mcinarli@designarc.net
Transportation Engineer: Associated Transportation Engineers Scott Schell 100 N. Hope Avenue, Suite 4 Santa Barbara CA 93110 P - (805) 687-4418	

SHEET INDEX

GENERAL	ARCHITECTURAL
G001 Title Sheet, Project Data	A101 First Floor / Site Plan
G002 Site Context Photos	A102 Second Floor Plan
	A103 Third Floor Plan
	A104 Roof Plan
	A201 Elevations
	A202 Elevations / Section
	A301 Building Sections
	A302 Perspectives

PROJECT DESCRIPTION

The proposed project consists of a new three-story mixed-use development with **1,822 SF** of commercial retail space, **1,957 SF** of outdoor patio, and six (6) residential studio lofts averaging **854 SF**, a residential lounge, and a podium level open courtyard. The project includes a parking garage with 22 spaces, of which 17 spaces are semi-automated parking lifts with valet assistance. The project requires a parking modification request with the use of ITE Demand-Based Analysis.

SITE INFO / PROJECT DATA

Project Address:	200 Helena Ave., Santa Barbara, CA 93101		
APN :	033-052-018		
Lot Area:	10,063 / 0.23 ac.		
General Plan:	Commercial Industrial Medium High Residential / Priority Housing Overlay		
Zoning:	O-C Ocean-Oriented Commercial Zone / S-D-3		
Topography:	Approx. Slope = 1%		
Existing Use:	Vacant Lot		
Zoning Regulation:	Title 28 Zoning Ordinance		
Lot Area:		Acres	S.F.
APN 031-212-018		0.23	10,063 sf.
Total Lot Area:			10,063 sf.
Lot Coverages:	Existing Area	% of Total	Proposed Area % of Total
Building Footprint	0 sf.	0.0%	7,750 sf. 77.0%
Hardscape Area	9,189 sf.	91.3%	1,550 sf. 15.4%
Landscape Area	874 sf.	8.7%	763 sf. 7.6%
Total Site Area:	10,063 sf.	100 %	10,063 sf. 100%
Proposed Cut	0 cu. yds		
Proposed Fill	0 cu. yds		
Ground Disturbance Depth	3' typical, and up to 25' at deep soil columns		

200 HELENA AVE.

Santa Barbara, 93101

COVER SHEET
G000

DESIGNARC

4/20/20

29 West Calle Laureles, CA 93105 T: 805.687.1525 F: 805.687.8715
All design ideas and plans indicated or represented by these drawings are owned by and are the property of DesignARC and were created and developed for use in connection with the specified project. None of such ideas, designs, or plans shall be used for any purpose whatsoever without the written permission of DesignARC. © DesignARC Inc.

200 HELENA AVE.

Santa Barbara, 93101

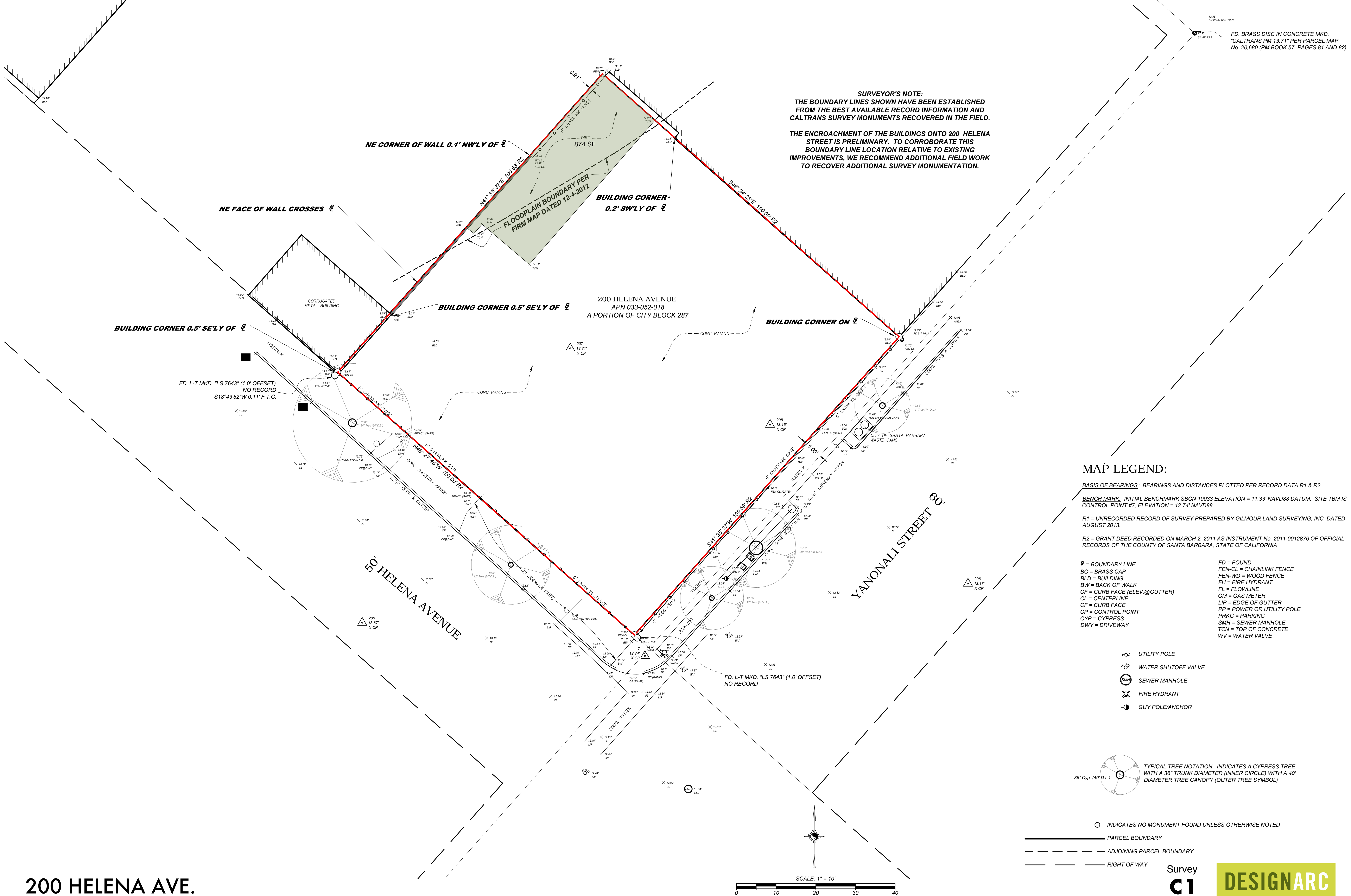
SCALE: 1" = 10'

4/9/20

DESIGNARC

29 West Calle Laureles, CA 93105 T: 805.687.1525 F: 805.687.8715

All design ideas and plans included or represented by these drawings are owned by and are the property of DesignARC and were created and developed for use in connection with the specified project. None of such ideas, designs, or plans shall be used for any purpose whatsoever without the written permission of DesignARC. © DesignARC Inc.



SURVEYOR'S NOTE:
THE BOUNDARY LINES SHOWN HAVE BEEN ESTABLISHED FROM THE BEST AVAILABLE RECORD INFORMATION AND CALTRANS SURVEY MONUMENTS RECOVERED IN THE FIELD.

THE ENCROACHMENT OF THE BUILDINGS ONTO 200 HELENA STREET IS PRELIMINARY. TO CORROBORATE THIS BOUNDARY LINE LOCATION RELATIVE TO EXISTING IMPROVEMENTS, WE RECOMMEND ADDITIONAL FIELD WORK TO RECOVER ADDITIONAL SURVEY MONUMENTATION.

MAP LEGEND:

BASIS OF BEARINGS: BEARINGS AND DISTANCES PLOTTED PER RECORD DATA R1 & R2
BENCH MARK: INITIAL BENCHMARK SBCN 10033 ELEVATION = 11.33' NAVD88 DATUM. SITE TBM IS CONTROL POINT #7, ELEVATION = 12.74' NAVD88.
R1 = UNRECORDED RECORD OF SURVEY PREPARED BY GILMOUR LAND SURVEYING, INC. DATED AUGUST 2013.
R2 = GRANT DEED RECORDED ON MARCH 2, 2011 AS INSTRUMENT No. 2011-0012876 OF OFFICIAL RECORDS OF THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

Legend:
BL = BOUNDARY LINE
BC = BRASS CAP
BLD = BUILDING
BW = BACK OF WALK
CF = CURB FACE (ELEV. @ GUTTER)
CL = CENTERLINE
CP = CURB FACE
CP = CONTROL POINT
CYP = CYPRESS
DWY = DRIVEWAY
FD = FOUND
FEN-CL = CHAINLINK FENCE
FEN-WD = WOOD FENCE
FH = FIRE HYDRANT
FL = FLOWLINE
GM = GAS METER
LIP = EDGE OF GUTTER
PP = POWER OR UTILITY POLE
PRKG = PARKING
SMH = SEWER MANHOLE
TCN = TOP OF CONCRETE
WV = WATER VALVE

UTILITY POLE
WATER SHUTOFF VALVE
SEWER MANHOLE
FIRE HYDRANT
GUY POLE/ANCHOR

TYPICAL TREE NOTATION. INDICATES A CYPRESS TREE WITH A 36" TRUNK DIAMETER (INNER CIRCLE) WITH A 40' DIAMETER TREE CANOPY (OUTER TREE SYMBOL)

INDICATES NO MONUMENT FOUND UNLESS OTHERWISE NOTED

PARCEL BOUNDARY
ADJOINING PARCEL BOUNDARY
RIGHT OF WAY

Survey
C1

200 HELENA AVE.

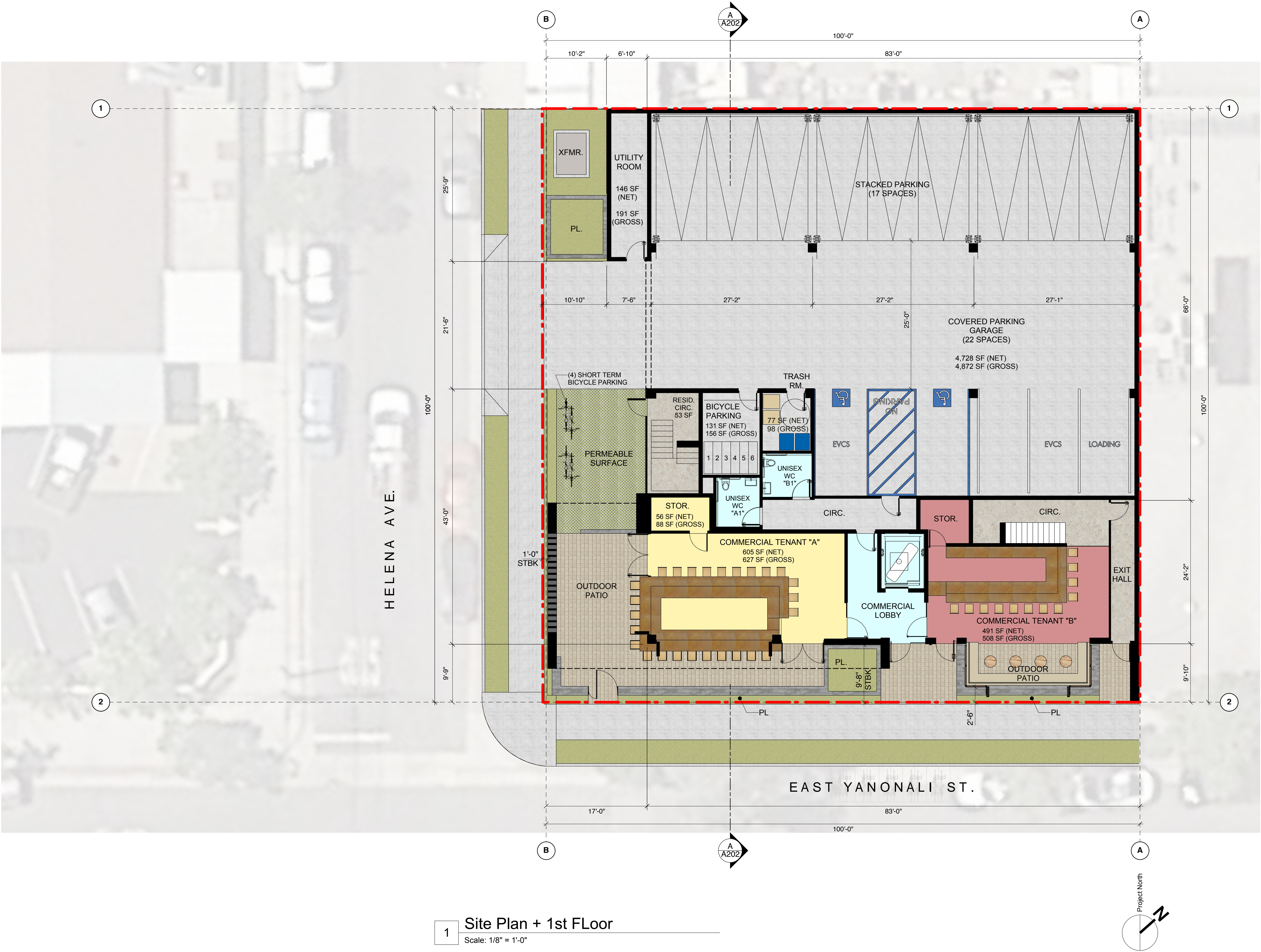
Santa Barbara, 93101

1st FLOOR PLAN
A101

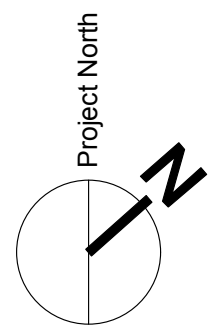
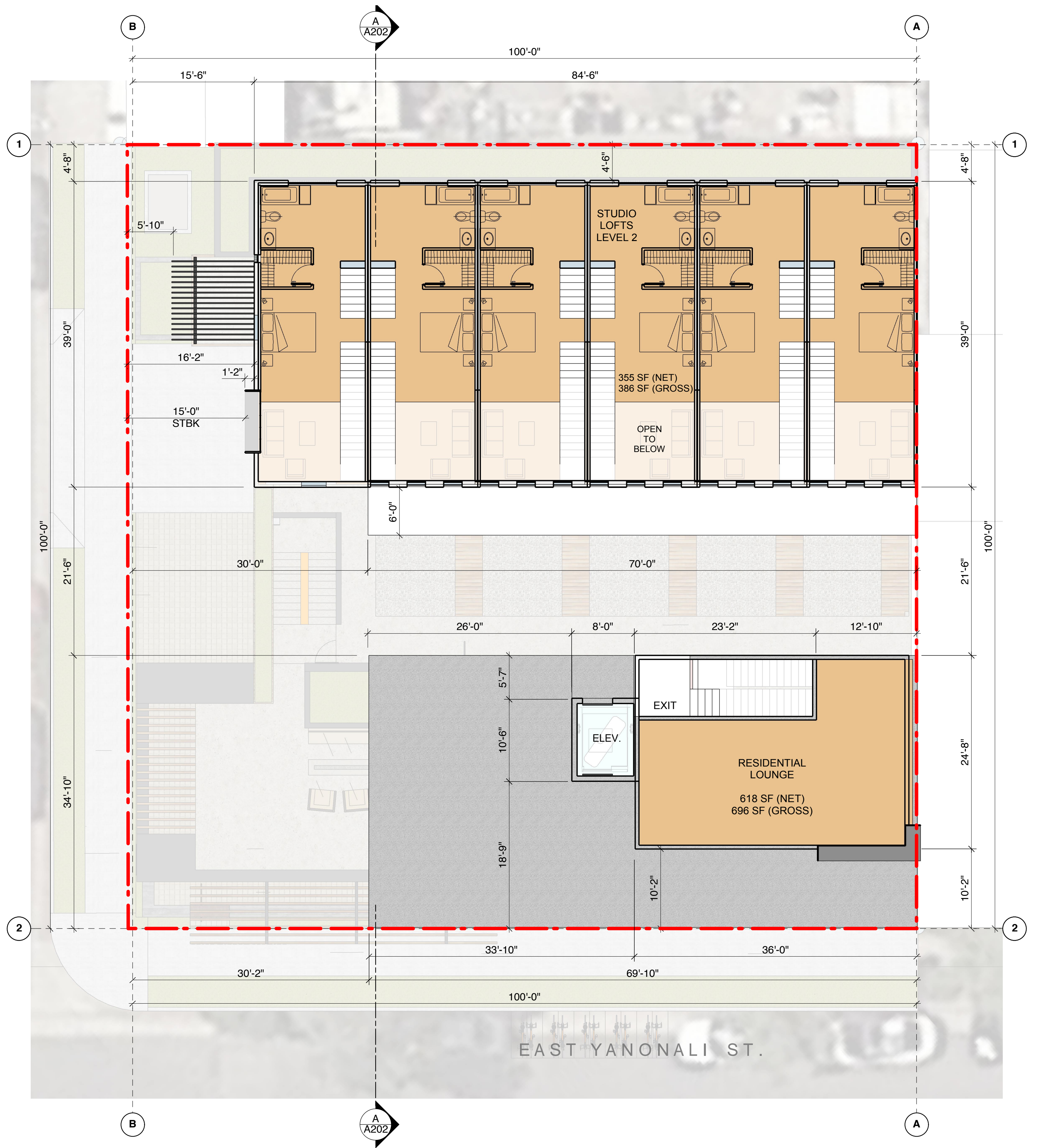


4/20/20

All design ideas and plans indicated or represented by these drawings are owned by and are the property of DesignARC and were created and developed for use in connection with the specified project. None of such ideas, designs, or plans shall be used for any purpose whatsoever without the written permission of DesignARC. © DesignARC Inc.



PROPOSED AREA			
1st Floor		(Net) SF	(Gross) SF
1st Floor	Comm. Lobby / Circ.	359	328
1st Floor	Comm. Lobby / Circ.	267	420
1st Floor	Commercial Tenant "A" - Interior	605	627
1st Floor	Commercial Tenant "A" - Outdoor	612	612
1st Floor	Commercial Tenant "B" - Interior	491	508
1st Floor	Commercial Tenant "B" - Outdoor	145	145
1st Floor	Parking Gargare Area	4,728	4,872
1st Floor	Stor. "A"	56	88
1st Floor	Stor. "B"	58	69
1st Floor	WC A1	60	78
1st Floor	WC B1	60	72
Subtotal		7,441 SF	7,819 SF
2nd Floor			
2nd Floor	Commercial Tenant "B"	547	585
2nd Floor	Commercial Tenant "B" - Balcony	145	145
2nd Floor	Stor. "B"	65	80
2nd Floor	WC A2	60	78
2nd Floor	WC B2	60	78
2nd Floor	Wine Tasting Area - Outdoor	1,033	1,033
Subtotal		1,910 SF	1,999 SF
Total Proposed SF		9,351 SF	9,818 SF



200 HELENA AVE.

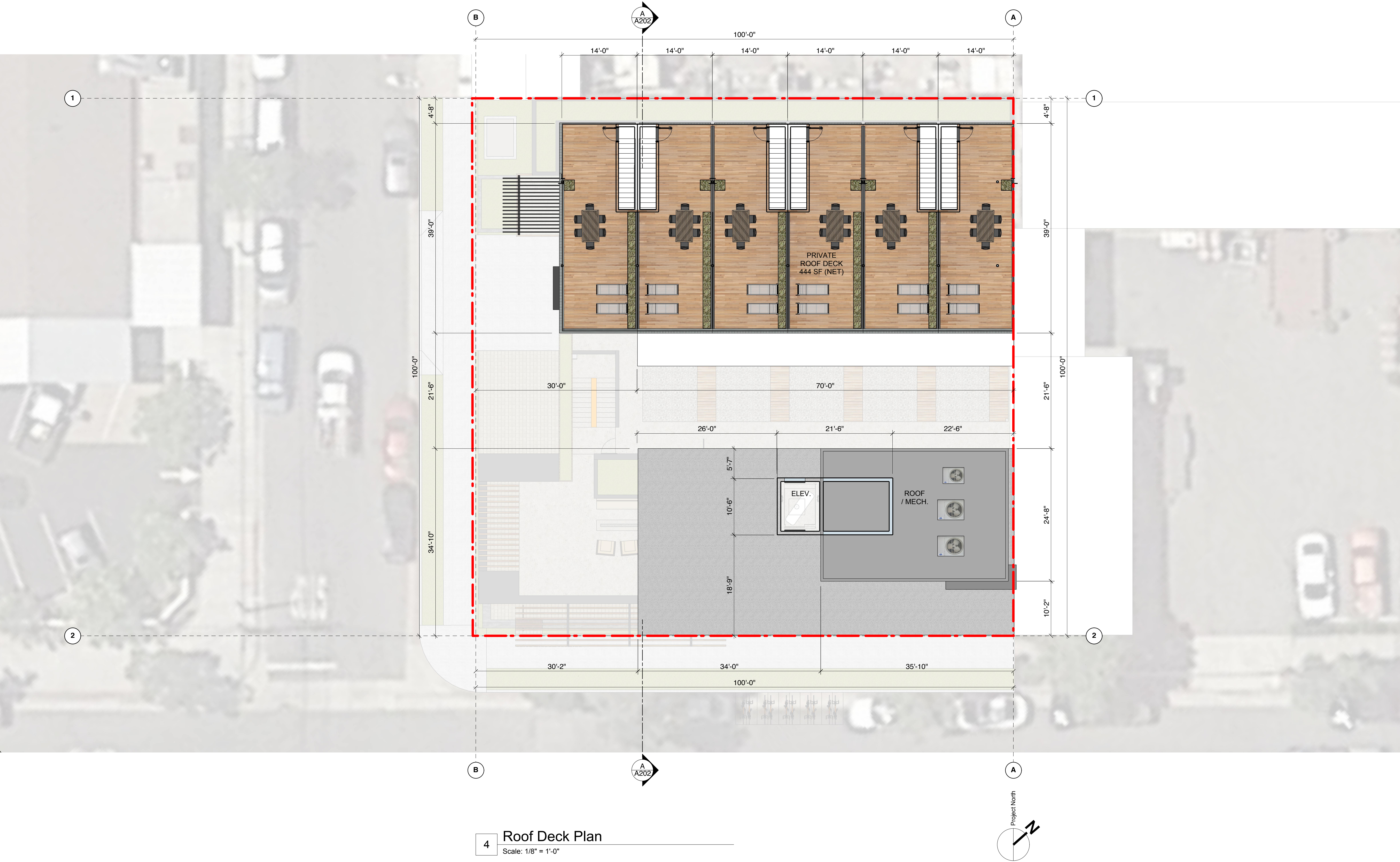
Santa Barbara, 93101

2nd + 3rd FLOOR PLANS
A102

DESIGNARC

4/17/20

29 West Calle Laureles, CA 93105 T: 805.687.1525 F: 805.687.8715
All design ideas and plans indicated or represented by these drawings are owned by and are the property of DesignARC and were created and developed for use in connection with the specified project. None of such ideas, designs, or plans shall be used for any purpose whatsoever without the written permission of DesignARC. © DesignARC Inc.



200 HELENA AVE.

Santa Barbara, 93101

ROOF DECK PLAN
A103

DESIGNARC

4/17/20

All design ideas and plans indicated or represented by these drawings are owned by and are the property of DesignARC and were created and developed for use in connection with the specified project. None of such ideas, designs, or plans shall be used for any purpose whatsoever without the written permission of DesignARC. © DesignARC Inc.



1 South Elevation - Yanonali St.
Scale: 1/8" = 1'-0"



2 West Elevation - Helena Ave.
Scale: 1/8" = 1'-0"

- CONSTRUCTION NOTES:**
01. TRANSPARENT SCREEN
 02. TEXTURED PLASTER
 03. PLASTER
 04. BOARD FORMED CONCRETE
 05. WOOD SIDING
 06. ENTRY
 07. TENANT LOGO
 08. LANDSCAPE
 09. SUN SHADE
 10. GLAZING
 11. CONCRETE
 12. ENTRY GATE
 13. EXISTING STREET TREES
 14. SUN SHADE
 15. SUN SCREEN
 16. TRANSPARENT SCREEN
 17. OPEN TO GARAGE
 18. COURTYARD
 19. PLASTER / METAL SIDING
 20. WINDOW
 21. PRIVATE DECK
 22. TRELLIS
 23. PLASTER
 24. TRANSFORMER
 25. TRELLIS
 26. ADJACENT EXISTING STRUCTURE
 27. PLANTER
 28. TRELLIS BEYOND
 29. TRELLIS
 30. SECTION OF ADJACENT BUILDING
 31. WINDOW
 32. ELEVATOR BEYOND
 33. SUN SHADE
 34. WINDOW



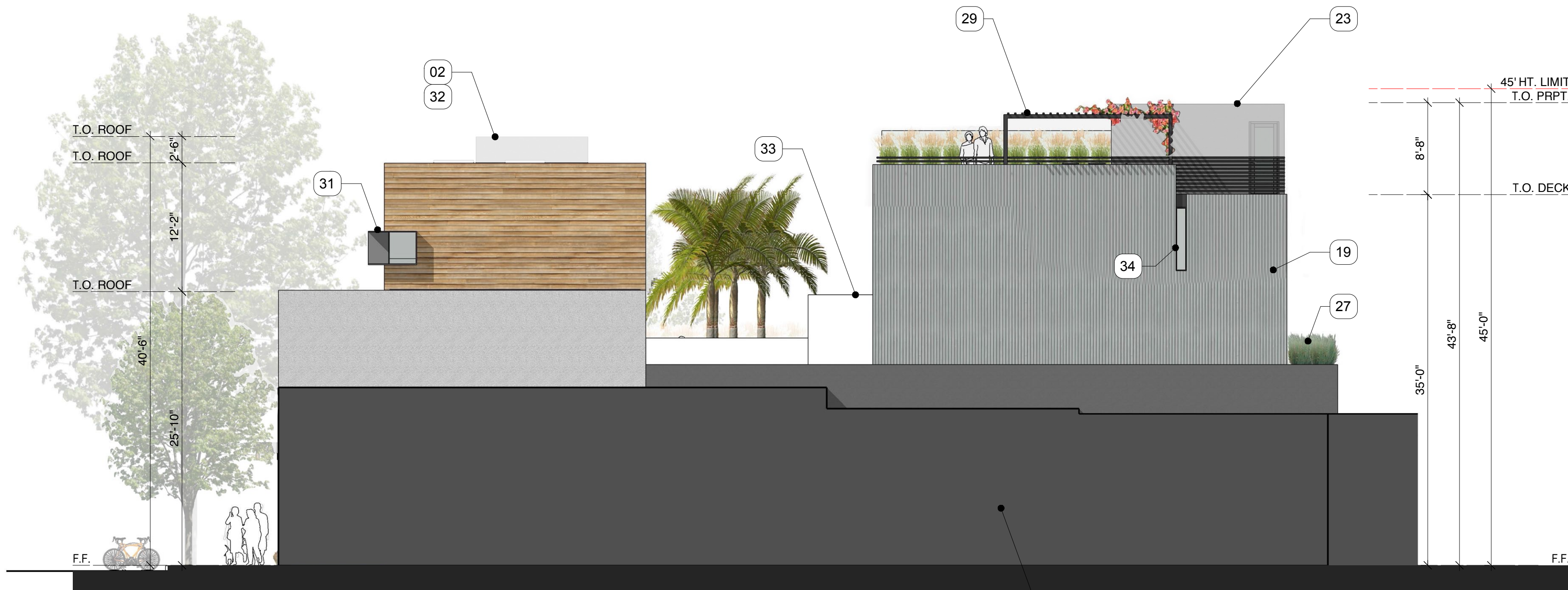
3 North Elevation

Scale: 1/8" = 1'-0"



A Section

Scale: 1/8" = 1'-0"



4 East Elevation

Scale: 1/8" = 1'-0"

CONSTRUCTION NOTES:

- | | |
|---------------------------|----------------------------------|
| 01. TRANSPARENT SCREEN | 18. COURTYARD |
| 02. TEXTURED PLASTER | 19. PLASTER / METAL SIDING |
| 03. PLASTER | 20. WINDOW |
| 04. BOARD FORMED CONCRETE | 21. PRIVATE DECK |
| 05. WOOD SIDING | 22. TRELLIS |
| 06. ENTRY | 23. PLASTER |
| 07. TENANT LOGO | 24. TRANSFORMER |
| 08. LANDSCAPE | 25. TRELLIS |
| 09. SUN SHADE | 26. ADJACENT EXISTING STRUCTURE |
| 10. GLAZING | 27. PLANTER |
| 11. CONCRETE | 28. TRELLIS BEYOND |
| 12. ENTRY GATE | 29. TRELLIS |
| 13. EXISTING STREET TREES | 30. SECTION OF ADJACENT BUILDING |
| 14. SUN SHADE | 31. WINDOW |
| 15. SUN SCREEN | 32. ELEVATOR BEYOND |
| 16. TRANSPARENT SCREEN | 33. SUN SHADE |
| 17. OPEN TO GARAGE | 34. WINDOW |

200 HELENA AVE.

Santa Barbara, 93101

ELEVATIONS / SECTIONS

A202

DESIGNARC

5/1/20

All design ideas and plans indicated or represented by these drawings are owned by and are the property of DesignARC and were created and developed for use in connection with the specified project. None of such ideas, designs, or plans shall be used for any purpose whatsoever without the written permission of DesignARC. © DesignARC Inc.

29 West Calle Laureles, CA 93105 T: 805.687.1525 F: 805.687.8715



1 View from West
Scale: Actual Size



3 View from South West
Scale: Actual Size



2 View from South West Corner
Scale: Actual Size



4 View from South
Scale: Actual Size

200 HELENA AVE.

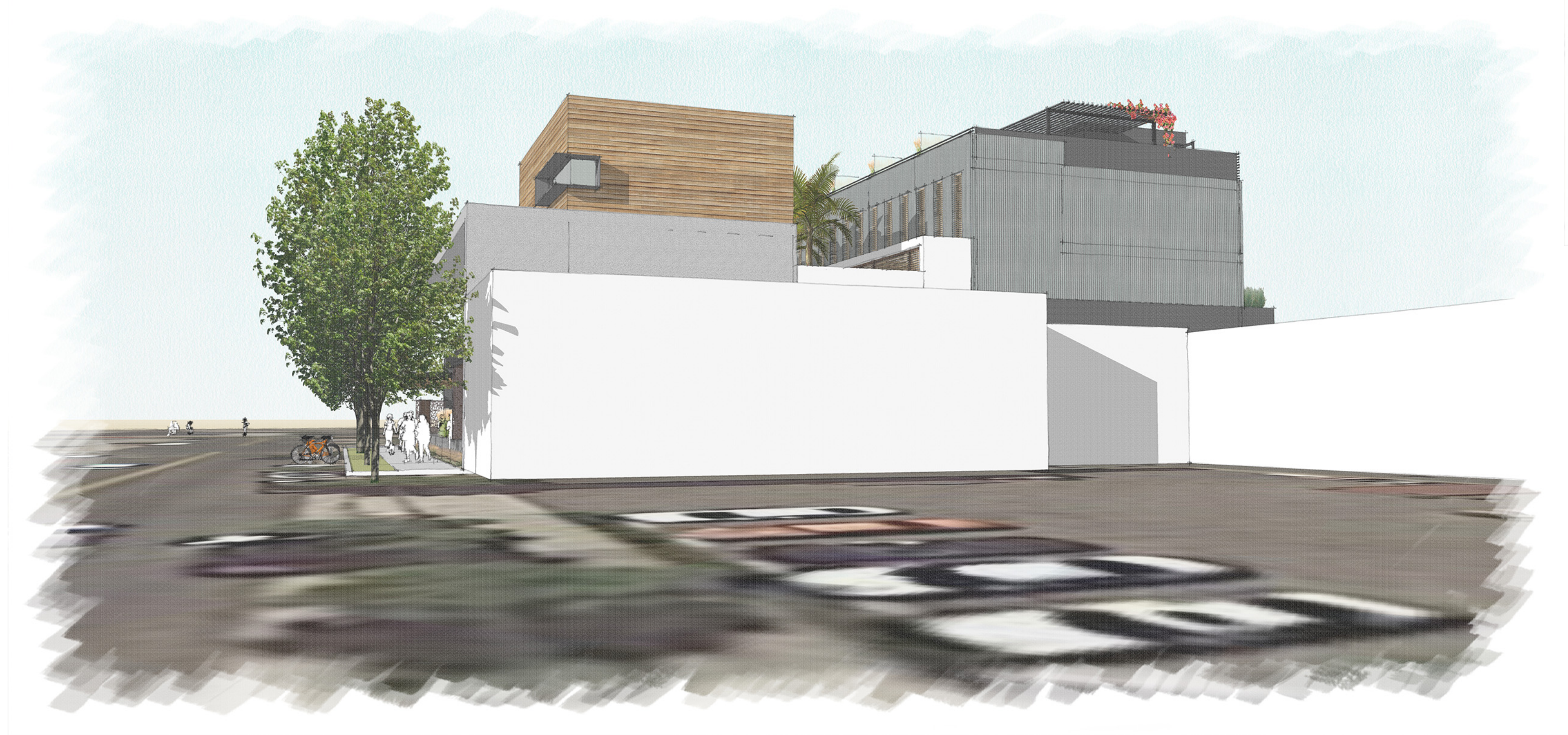
Santa Barbara, 93101

PERSPECTIVES
A301

DESIGNARC

4/14/20

All design ideas and plans indicated or represented by these drawings are owned by and are the property of DesignARC and were created and developed for use in connection with the specified project. None of such ideas, designs, or plans shall be used for any purpose whatsoever without the written permission of DesignARC. © DesignARC Inc.



6 View from East
Scale: Actual Size



5 Aerial View
Scale: Actual Size



7 View of Landscaped Courtyard
Scale: Actual Size